

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

GENET CHINKLO T/A ST. MARY CHILD CARE, SP 2014-LE-082 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6107 Franconia Forest Ln., Alexandria, 22310, on approx. 8,733 sq. ft. of land zoned R-3 (cluster) and HC. Lee District. Tax Map 81-3 ((22)) 95. Mr. Hart moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on October 29, 2014; and

WHEREAS, the Board has made the following findings of fact:

1. The owner of the property is the applicant.
2. There is a favorable staff recommendation, and the Board adopts the rationale in the staff report.
3. With the imposition of the development conditions, the conceivable impacts on the neighbors would be mitigated, and the issue of the structures in the easement or in the RPA will be addressed satisfactorily.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant only, Genet Chinklo, T/A St. Mary Child Care, and is not transferable without further action of the Board, and is for the location indicated on the application, 6107 Franconia Forest Lane, Alexandria, and is not transferable to other land.
2. This Special Permit is granted only for the home child care use indicated on the plat titled "Special Exception Plat, Lot 95, Section 3, Franconia Forest" prepared by Alterra Surveys, Inc., dated March 26, 2014, and approved with this application, as qualified by these conditions.
3. A copy of this Special Permit **shall be posted in a conspicuous place on the property of the use** and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

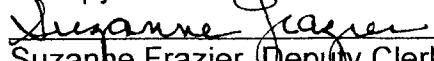
4. The maximum hours of operation of the home child care facility shall be limited to 6:00 a.m. to 9:00 p.m., Monday through Friday.
5. The dwelling that contains the child care facility shall be the primary residence of the applicant.
6. The maximum number of children on site at any one time shall be twelve.
7. The maximum number of assistants for the home child care shall be two.
8. There shall be no signage associated with the home child care facility.
9. All drop-off and pick-up of children shall take place in the driveway.
10. A walk-way of stepping stones or other similar material shall be provided from the driveway to the rear entrance.
11. The separate room identified on the basement floor plan as a sleeping area shall not be used for sleeping or napping. Sleeping shall take place in the main area of the walk-out basement.
12. The applicant shall bring the fence and retaining wall into conformance with all applicable permits and approvals from the Department of Public Works and Environmental Services within twelve months of this Special Permit approval.
13. The existing shed located partially on Outlot 950 shall be removed within twelve months of this special permit approval.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, six months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Permit. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

Ms. Theodore seconded the motion, which carried by a vote of 7-0.

A Copy Teste:


Suzanne Frazier, Deputy Clerk
Board of Zoning Appeals